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Indexing Instructions: Sections 27 & 28, Township 1 South, Range 8 West

Prepared By: David K. McGowan Attorney at Law, 1845 Crane Ridge Drive, Jackson, MS 39216
(601)982-8504 MS Bar No. 2619

✂ Return to: Delgado Law Firm, PLLC, 5779 Getwell Rd., Bldg. D, Suite 5, Southaven, MS 38672
(662)536-2120 MS Bar No. 99983

Document Title: Special Warranty Deed

Grantor(s): Secretary of Veterans Affairs, An Officer of the United States of America, Department of
Veteran Affairs, Washington, DC 20420 Phone No. 888-611-5916

Grantee(s): Joseph C. Johnson, PO Box 733, Batesville, MS 38606 Home Phone No. 662-609-1227 Work
Phone No. N/A

Lender: None

Legal Description: Lot 199, Section E, 1st Revision, Wellington Square Subdivision, in Sections 27 & 28,
Township 1 South, Range 8 West, as shown on plat of record at Plat Book 51, Page 39, in the Chancery
Clerk's Office of DeSoto County, Mississippi.

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INDEXING INSTRUCTIONS:

Lot 199, Section E, 1st Revision, Wellington Square S/D, DeSoto County, Mississippi

PREPARED BY:

DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-908

GRANTOR(S):

SECRETARY OF VETERANS AFFAIRS
An officer of the United States of America
DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC 20420
TELEPHONE: (888) 611-5916

Return to:

Delgado Law Firm, PLLC
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Southaven, MS 38672
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ENDORSEMENT:

FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400, JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218-2179234

GRANTEE(S):

JOSEPH C. JOHNSON
ADDRESS: PO Box 733
Batesville, MS 38606
TELEPHONE: 662-609-1227

work Phone N/A

SPECIAL WARRANTY DEED

This indenture, made on the 23rd day of July, 2009 by and between the SECRETARY OF VETERAN AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, does hereby sell, convey and specially warrant unto JOSEPH C. JOHNSON (herein referred to as Grantee) the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 199, Section E, 1st Revision, Wellington Square Subdivision, in Sections 27 & 28, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 51, Page 39, in the Land Records of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Brett A. Dickerson from Tina M. Bratton Duncan formerly Tina M. Bratton and husband Dennis Lee Duncan, by Warranty Deed dated December 30, 1999, and recorded on January 5, 2000, in Book 365, page 454 in the Land Records of DeSoto County, Mississippi.

More commonly known as: 2652 Pintail Drive, Horn Lake, MS 38637

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

Pursuant to Provisions of 38 U.S.C. 3720 (a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Secretary of Veterans Affairs, An officer of the
United States of America

By:

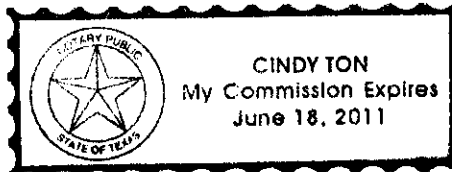
Fadarryl Lundy
Its: Fadarryl Lundy, Asst. Secretary
Countrywide Pursuant to a delegation of
authority contained in 38 C.F.R. § 36.4342(f)

STATE OF TEXAS
COLLIN COUNTY

On this date, before me personally appeared Fadarryl Lundy, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Texas aforesaid, this 23rd day of July, 2009.

Notary Public



My term expires: _____